# KINGS POINT PLAT NO.TWO

A PART OF THE S.E. 1/4 OF SECTION 23 TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

# LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN NO 43'14" E ALONG THE EAST LINE OF SAID DESCRIPTION OF A DISTANCE OF 1354, 20 FEET TO A POINT OF INTERSECTION AND KINGS RETREAT DIFFCE FROM NOW 16 43" W 65.01 FEET TO A POINT PLU. AS RECORDED IN PLAT BOOK 32 PAGE 88; HE POINT OF SECTION NOW 65.01 FEET TO A POINT; THENCE RUN NO 43'14" E 65.45 FEET TO

TROM THE POINT OF BEGINNING CONTINUE NO 43'14"E PARALLEL TO AND 65 FEET WEST SETHE EAST LINE OF SECTION 23 A DISTANCE OF 1228. 32 FEET TO A POINT, THENCE RUN 1488 23'10"W, PARALLEL, TO AND 40 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 70 OF SECTION 23' A DISTANCE OF 884.34 FEET TO A POINT, THENCE RUN SI' 36'50"W 149 OF SECTION 28 & BISTANCE OF 884.34 FEET TO A POINT; THENCE RUN SI9 36 50" W
28.56 FEET TO A POINT; THENCE RUN SI9 36 558"W 203.90 FEET TO A POINT ON A CURVE
WILL A RADIAL BEARING OF SI9 96 30" W; THENCE RUN ALONG SAID RADIAL S.19.95 50'W.
80 OFFET JO A POINT; THENCE RUN SOUTHEASTERY ALONG A CURVE CONCAVE TO THE
SOUTHWEST HAVING & RADIUS OF 771.432 FEET AND A CENTRAL ANGLE OF 76°52'52'
SISTANCE OF 1036 18 FEET TO A POINT; THENCE RUN RADIALLY S.84°01'36"E 80.0
THE TO A POINT; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO
THE WAST HAVING A RADIUS OF 851.432 FEET AND A CENTRAL ANGLE OF 8° 30'23"A
DELTA SECTION OF 128.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF KINGS RETREAT
THENCE RUN S.88\*16"49"E 324,16. EEET TO A POINT; THENCE RUN N.46°13'12"E. 38.66

# AREA TABULATIONS

I TRACT NO. AREA		
5.54 S. C.	TRACT NO.	AREA
1.954 AC.	I - 8	0.197 AC
8 8 L146	g - L	0.180
2.997	K8	0.097
D 8 1.065	L-8	2.075
₹#B 0.147	M -8	0.726
0.284	N8	0.563
0,078	0 - 8	1.639
% 6.096	P ~ 8	2.000

MICATES PERMANENT REFERENCE MONUMENTS

O REFERENCE EAST LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANG 42 EAST

THE BURLE HE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREE OR SHRUBS AND STATE OF INTERFERE WITH ANY BRAINAGE AS DEFINED UNDER DRAWAGE EASEMENTS.

THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT TROUBLE OF THE LITLITY EASEMENTS WHICH SPECIFICALLY SUPPORT WITER, SEWER RIGG OTHER APPLICABLE PUBLIC UTILITIES.

POP HOME TES PERMANENT CONTROL POINT - NONE REQUIRED

# SURVEYOR'S CERTIFICATE



# TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF DADE

STOSING (A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FB R BUILDERS INC.

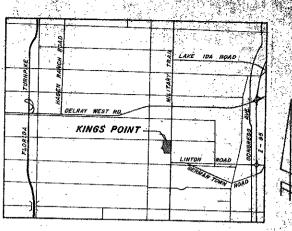
THAT THE CURRENT TAKES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AS OF .7-6-79

# BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORDS THIS 3D DAY OF OF



LOCATION MAP

LEG

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT F. A. R. BUILDERS, INC. A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS BEING IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS KINGS POINT PLAT NO. TWO HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DEBEGRAY DEDICATE AS FOLLOWS:

# I. STREETS AND OR ACCESSWAYS:

d. TRACT 0-8, AS SHOWN HEREON AS ACCESSWAYS, IS HEREBY DEDICATED TO THE BOTTLEGRUSH HOMEDWINERS ASSOCIATION, NC.A FLORIDA NONPROFIT CORPORATION, FOR THE PURPOSE OF INGRESS AND EGRESS AND 15 THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

B. TRACT P-8, AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES, IS HEREBY DEDIGATED TO THE UAS VERBES PROPERTY DWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

COMMON AND RECREATION AREAS

TRACTS D -8 THRU AND INCLIDING N -8, AS SHOWN HEREON, ARE HEREOY DEDICATED TO THE SOTTLEBRUSH NUMEROWARD INC., FOR USE AS COMMON AREAS AND TRACTS D -8 THRU AND INCLUDING K -8 FOR FUNTHER USE AS COMMON SPACE UNITED WHICH INCLUDES LIMITED PARKING SPACES AND SAID TRACTS ARE THE PERBETUAL MAINTERNANCE SOLIGATION OF SAID-ASSESSION OF THE PERPETUAL MAINTENANCE SOLICATION OF SAID-ASSESSION OF SAID-ASS

OF SAID ASSOCIATION.

3. WATER MANAGEMENT AREA

4. WATER MANAGEMENT TRACTS A-6 AND 8-8, AS SHOWN HEREON, ARE MERENT DEDICATED TO THE LAS VERDES PROPERTY OWNERS

ASSOCIATION, INC. FOR RECREATION AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID A SA ASSOCIATION, INC. FOR RECREATION AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENAMED RUBLIGATION DE SAID A LASEMENTS

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5. SHOWN ARE HEREBY DEBITATED IN PROPERTY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND GRAINAGE

IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND GRAINAGE

IN TRACTS A -8-THRU AND INCLUDING P -8 AND THE TWENTY FIVE (25) FOOT LANDSCAPING AND SUFFER AREA AS SHOWN MEREBY ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.

ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.

C. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEBITATED TO THE ROARD OF COUNTY OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS BIGHTS.

AN WITHESS WHEREOF, THE ABOVE NAMED CORPORATION HAS USED THESE PRESENTS TO BE SIBNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTEDENTIAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS

ACKNOWLEDGEMENT

STATE OF PLORIDA COUNTY OF DADE

CFS and ASSOCIATES, INC.